

**NYC Department of Education  
Building Condition Assessment Survey 2010-2011**

***Mechanical Inspection***

**Q094**

**School:** P.S. 94 - QUEENS, 41-77 LITTLE NECK PKWY, QUEENS, NY, 11363

InspectionId	Inspection Type	Time In	Last Edited
1680035	MECHANICAL	2010-11-01 12:30PM	2010-11-01 09:00PM

***Asset Data***

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Water main (Little Neck Parkway side 1 of 2) Years: 2009 Systems: DX split unit for MDF room. Years: 2005 Systems: Gas fire domestic water heater and hot water pumps. Years: 2008
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	7,500
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

***Priority Condition***

No condition recorded

***Inspection***

Question	Response
<b>MECHANICAL</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>CHILLED WATER SYSTEM</b>	Does not exist
<b>CONDENSER WATER PIPING</b>	Does not exist
<b>CONDENSER WATER PUMP</b>	Does not exist
<b>COOLING COILS IN DUCTWORK</b>	Does not exist
<b>COOLING TOWER</b>	Does not exist
<b>DX SPLIT SYSTEM</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>PACKAGED / ROOFTOP UNIT</b>	Does not exist
<b>PACKAGED TERMINAL A/C</b>	Does not exist
<b>REFRIGERANT PIPING</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>RETURN FAN</b>	Does not exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>DDC SYSTEM</b>	Does not exist
<b>ELECTRIC SYSTEM</b>	Does not exist
<b>HYBRID SYSTEM</b>	Does not exist
<b>PNEUMATIC SYSTEM</b>	Inspected
Instance	Throughout the school.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>DOMESTIC COLD WATER SYSTEM</b>	Inspected
<b>Gravity System</b>	Inspected
<b>Roof Tank</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Roof (Pipe cut off)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Supply Pump</b>	Does not exist
<b>Pressure Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
<b>Service Piping (Water Main)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Water Main - Double Check Valve</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Water Main - RPZ</b>	Does not exist
<b>DOMESTIC HOT WATER SYSTEM</b>	Inspected
<b>Domestic Hot Water Circulating Pump</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<b>Domestic Water Heat Exchanger</b>	Does not exist
<b>Electric Domestic Water Heater</b>	Does not exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	n/a
Capacity/Size	275 MBH
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not exist
<b>DOMESTIC WATER DISTRIBUTION PIPING</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the school.
Deficiency Quantity	1,400
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>HOUSE TRAP</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>INTERIOR FLOOR DRAIN</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>INTERIOR STORM PIPING</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the school.
Deficiency Quantity	450
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>SEWAGE / WASTE PIPING</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the school.
Deficiency Quantity	300
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>SEWAGE EJECTOR PUMP</b>	Does not exist
<b>SUMP PUMP</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>VENT PIPING</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not exist
<b>FIXTURES</b>	Inspected
<b>STAFF AND OTHER</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not exist
<b>STUDENT</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Hallway second floor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>STUDENT</b>	
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Inspected
<b>CO/GAS LEAK DETECTION</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS DISTRIBUTION PIPING</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS METER ROOM EXHAUST FAN</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS METER ROOM VENT</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GAS PRESSURE BOOSTER</b>	Does not exist
<b>HEATING</b>	Inspected
<b>BASEBOARD/FIN TUBE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>HEATING COILS IN DUCTWORK</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	MER in Boiler room and Gymnasium MER.
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HYDRONIC HEATING</b>	Does not exist
<b>RADIATOR / CONVECTOR</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the school.
Deficiency Quantity	70
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>STEAM HEATING</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	MER in Boiler room and Gymnasium MER.
Deficiency Quantity	225
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the school.
Deficiency Quantity	800
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the school.
Deficiency Quantity	800
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	Does not exist
<b>STEAM SUPPLIED BY EXTERNAL SOURCES</b>	Does not exist
<b>UNIT HEATER/CABINET HEATER</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Cafeteria in basement.
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Cafeteria in basement.
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>UNIT HEATER/CABINET HEATER</b>	
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING PLANT</b>	
Replacement Quantity	6,882
Replacement Uom	MBH
Instance	Basement (Boiler room)
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
<b>BOILER AUXILIARIES</b>	
Instance on Basement (Boiler room)	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement (Boiler room)	Does not exist
<b>Boiler Flue Exhaust</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>BOILER SYSTEM</b>	
Instance on Basement (Boiler room)	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement (Boiler room)	Does not exist
<b>Hot Water Boiler</b>	
Instance on Basement (Boiler room)	Does not exist
<b>Modular Boiler</b>	
Instance on Basement (Boiler room)	Does not exist
<b>Steam Boiler</b>	
Instance on Basement (Boiler room)	Inspected
Instance	Boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	3,441

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Question	Response
<b>HEATING PLANT</b>	
<b>BOILER SYSTEM</b>	
<b>Steam Boiler</b>	
Instance Quantity Uom	MBH
Manufacturer	A.L. Eastmond & Sons.
EquipmentId	9949-1
Capacity/Size	3441 MBH (NET)
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	3,441
Instance Quantity Uom	MBH
Manufacturer	A.L. Eastmond & Sons.
EquipmentId	9949-2
Capacity/Size	3441 MBH (NET)
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>FUEL SYSTEMS</b>	
Instance on Basement (Boiler room)	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement (Boiler room)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>IDF (ENCLOSED ROOMS)</b>	
Instance	Room G7D
Instance	Gymnasium room in basement
<b>A/C EQUIPMENT</b>	
Instance on Room G7D	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room G7D
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Gymnasium room in basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>IDF (ENCLOSED ROOMS)</b>	
<b>VENTILATION EQUIPMENT</b>	
Instance on Room G7D	Does not exist
Instance on Gymnasium room in basement	Does not exist
<b>KITCHEN</b>	Inspected
Instance	Basement
<b>CO DETECTOR</b>	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>GAS SYSTEM</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GREASE TRAP</b>	
Instance on Basement	Does not exist
<b>HOOD</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>HOOD EXHAUST DUCTWORK</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>HOOD EXHAUST FAN</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>HOOD FIRE SUPPRESSION SYSTEM</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>HOT WATER TEMPERATURE BOOSTER</b>	
Instance on Basement	Does not exist
<b>KITCHEN SINK</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF ROOM</b>	Inspected
Instance	Room 203A
<b>A/C EQUIPMENT</b>	
Instance on Room 203A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>VENTILATION EQUIPMENT</b>	
Instance on Room 203A	Does not exist
<b>SCIENCE DEMO ROOM</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	Does not exist
<b>SCIENCE PREP ROOM</b>	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>DELUGE VALVE</b>	Does not exist
<b>FIRE BOOSTER PUMP ASSEMBLY</b>	Does not exist
<b>ROOF TANK</b>	Does not exist
<b>SIAMESE CONNECTION</b>	Does not exist
<b>SPRINKLER ALARM VALVE ASSEMBLY</b>	Does not exist
<b>SPRINKLER HEAD</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>SPRINKLER PIPING</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>STANDPIPE SYSTEM</b>	Does not exist
<b>WATER GONG</b>	Does not exist
<b>SWIMMING POOL</b>	Does not exist
<b>VENTILATION</b>	Inspected
<b>EXHAUST FAN</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>HEATING AND VENTILATING UNIT</b>	Does not exist
<b>METAL DUCTWORK</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>SUPPLY FAN</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>UNIT VENTILATOR</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Classrooms
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded